

FINAL MINUTES OF THE FEBRUARY 8, 2018, REGULAR BOARD MEETING OF
THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY
HELD AND CONDUCTED ON THE 8TH DAY OF FEBRUARY 2018,
AT 8:30 A.M.
IN THE MCEDA CONFERENCE ROOM
OF THE MCEDA OFFICES AT 135 MISSISSIPPI PARKWAY,
CANTON, MISSISSIPPI

The regular meeting of the Madison County Economic Development Authority was conducted on the 8TH day of February 2018, at 8:30 a.m. in the MCEDA Office at 135 Mississippi Parkway, Canton, MS.

Members Present: Doug Jones, Lanny Slaughter, Jim Smith, Ed Gardner, Sells Newman, Dwight Lockett, Calvin Harris

Staff: Joseph Deason, Attorney Arthur Jernigan, Taquana Mack, Danielle Winningham, Lauren Scheel

Guests: Jan Collins, Attorney Chris Pace, Phil Buffington, Mary Hawkins Butler, Steve Vasillio

At 8:33 a.m., Chairman Lockett announced that the members present constituted a quorum, declared the meeting duly convened and directed that the notice for the meeting be filed with the minutes.

Mr. Sells Newman opened the meeting with a prayer. Chairman Lockett acknowledged Mr. Lanny Slaughter for an outstanding job as chairman of the MCEDA board for 2017.

Chairman Lockett stated that there would be an amendment to the agenda reflecting the Guest Presentation be moved to Executive Session and Item #9 be moved under Item #7. Mr. Slaughter made a motion to adopt the agenda with changes. After a second by Mr. Newman, the motion was unanimously approved.

Mr. Jones made a motion to approve the minutes of the December 14, 2017, MCEDA Board meeting. After a second by Mr. Lockett, the motion was unanimously approved.

Mr. Deason updated the board members on the monthly millage deposits. Secretary/Treasurer Ed Gardner asked that he have more time to go over the financial reports for the month. The approval of the financial report was tabled to the next board meeting.

Ms. Jan Collins, along with Mr. Phil Buffington, provided an update for the Madison County Business League and Foundation and upcoming dates and events. The Young Professionals Reality Fair with Canton High School was very successful. Ms. Collins stated that the MEC Roadshow will be held at the Embassy Suites on today at 11 a.m. Leadership Madison County's Government Day will be held next week as well as the League and Legislature on February 21st. Ms. Collins mentioned plans for a mid-year reception at the end of May at the Reunion Country Club where Mr. Deason will have a chance to share his continued vision for MCEDA and economic development.

Mr. Jones made a motion to ratify and confirm the approval of the architectural, engineering, and site plans for the expansion of the Faurecia building in the Central Mississippi Industrial Center. Further, that said plans comply with the covenants of the Central Mississippi Industrial Center and the designated building codes and regulations of the County based upon the approval thereof by the Madison County Planning and Zoning board on September 14, 2017. After a second by Mr. Smith, the motion was unanimously approved.

Mr. Deason discussed the legislative updates that were placed in the board books and three of the bills and how they affect Madison County. There were questions from the board members and discussion.

Ms. Taquana Mack discussed the need to have more than one board member have authorization to sign off on payment vouchers to initiate checks from the accountants. Mr. Jim Smith asked that he be removed from the list. Mr. Harris made a motion authorizing Ed Gardner, Doug Jones, and Sells Newman as designated signers for the MCEDA payment voucher and invoice process. After a second by Mr. Newman, the motion was unanimously approved.

Ms. Danielle Winningham spoke briefly on the ACT Workforce Ready Community CRC test. She asked that each board member sign up to support the initiative using the cards provided.

Mr. Deason mentioned the Staying Competitive Analysis that was emailed to each board member. He stated that it was great info and asked if the board members could read over it before the next board meeting.

Chairman Lockett stated that the MCEDA board needed to take a look at the process of hiring/firing personnel to ascertain that it lines up with what the county possibly has in effect. Attorney Jernigan will return at the next meeting with suggestions for the board and the discussion was tabled until then.

Ms. Lauren Scheel went over the ESRI Business Analysis Online software with the board and how it benefits. She also gave example reports using the Retail Lease Track software. There were questions and discussions from the board members. She also updated the board on existing industry visits and MCEDA social media increased traffic updates.

Mr. Harris made a motion to adopt the TIF Guidelines striking the language with regards to the MCEDA Board recommending approval, denial, or revised terms of the proposed TIF to the County Board of Supervisors. After a second by Mr. Slaughter, the motion was unanimously approved.

Mr. Deason updated the board on his attendance at the Japan-American Society event. He stated that it was a great success.

Mr. Deason stated that it has been arranged for the MCEDA Board and the Board of Supervisors to tour the Nissan facility on February 26th.


Mr. Smith made a motion to accept the \$9,000.00 bid for the sale of the MCEDA owned Nissan Armada. After a second by Mr. Harris, the motion was unanimously approved.

There was a motion by Mr. Newman and a second by Mr. Jones to go into closed session for the purpose of discussing the need for an Executive Session to address legal matters with Project Phoenix, Parkway East, and the transaction of business and discussions or negotiations regarding the location, relocation, or expansion of a business or industry. The motion passed unanimously. There was then discussion of the need to go into Executive Session to consider the aforementioned, at the conclusion of which there was a motion by Mr. Smith and a second by Mr. Jones to do so. This motion was unanimously adopted. Chairman Lockett then opened the meeting to announce publicly that the Board was going into Executive Session to discuss the legal matters with Project Phoenix, Parkway East, and the transaction of business and discussions or negotiations regarding the location, relocation, or expansion of a business or industry. Chairman Lockett convened an Executive Session for this purpose. Mr. Jones made a motion to adjourn Executive Session. After a second by Mr. Smith, there was a unanimous vote to adjourn the Executive Session, and reconvene the open session. The following actions were taken in Executive Session and were then reported by the Chair:

Upon motion duly made by Mr. Harris and second made by Mr. Jones, the board of the Madison County Economic Development Authority unanimously approved the grant of an option to the Madison County Board of Education to purchase a parcel of land located in the Flora Industrial Park not to exceed One hundred and fifty (155.15) acres, more or less, in exchange for the sale of that certain parcel of Sixteenth Section Land known as Parcel Number 082E-16 -001/03.00, in Section 16, T8N, R2E, Madison County, Mississippi, and more particularly described on Exhibit "A" attached hereto.

At 11:46 a.m., upon a motion made by Mr. Jones, seconded by Mr. Harris and unanimously adopted, the meeting was adjourned.


Dwight Lockett, Chairman

ATTEST:

Ed Gardner, Secretary/Treasurer